

STRUMWASSER & WOOCHEER LLP

ATTORNEYS AT LAW

10940 WILSHIRE BOULEVARD, SUITE 2000  
LOS ANGELES, CALIFORNIA 90024

MICHAEL J. STRUMWASSER  
BRYCE A. GEE  
BEVERLY GROSSMAN PALMER  
DALE K. LARSON  
CAROLINE C. CHIAPPETTI  
JULIA G. MICHEL †  
SALVADOR E. PÉREZ

† Also admitted to practice in Washington

TELEPHONE: (310) 576-1233  
FACSIMILE: (310) 319-0156  
[WWW.STRUMWOOCHEER.COM](http://WWW.STRUMWOOCHEER.COM)

FREDRIC D. WOOCHEER  
ANDREA SHERIDAN ORDIN  
SENIOR COUNSEL

December 27, 2021

VIA HAND DELIVERY

Erica Stephenson  
City Clerk  
City of Big Bear Lake  
39707 Big Bear Boulevard  
Big Bear Lake, CA 92315

DEC 27 9:08

Re: Big Bear Lake United to Limit Short-Term Rentals Initiative

Dear Ms. Stephenson:

For your immediate attention, enclosed please the following documents relating to an initiative titled the Big Bear Lake United to Limit Short-Term Rentals Initiative (the "Initiative"):

- (1) Notice of Intent to Circulate Petition (Elections Code, § 9202);
- (2) Text of the Initiative (Elections Code, § 9202);
- (3) Certifications regarding use of signatures (Elections Code, § 9608); and
- (4) Initiative proponent's authorization for Strumwasser & Woocher LLP to handle the filing of the Initiative petition, as well as any related actions and/or correspondence with elections officials relating to the Initiative (Elections Code, § 9210).

Pursuant to Elections Code section 9203(a), this letter shall serve as formal written request that a ballot title and summary of the measure be prepared by the City Attorney.

The names and addresses of the persons proposing this measure (the "proponents") are:

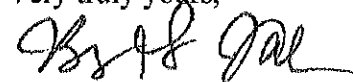
Paul J. Sokoloff  
738 Golden West Drive,  
Big Bear Lake, CA 92315

James E. Hart  
453 Catalina Road  
Big Bear Lake, CA 92315

Shelley Renee Black  
39437 Point Road  
Big Bear Lake, CA 92315

Please do not hesitate to contact me if you have any questions. Thank you for your assistance.

Very truly yours,




Beverly Palmer

**NOTICE OF INTENT TO CIRCULATE PETITION  
BIG BEAR LAKE UNITED TO LIMIT SHORT-TERM RENTALS INITIATIVE**

Notice is hereby given by the persons whose names appear hereon of their intention to circulate a petition within the City of Big Bear Lake for the purpose of proposing amendments to the provisions of the Big Bear Lake Municipal Code governing vacation rentals in the City of Big Bear Lake. A statement of the reasons for the proposed action as contemplated in the petition is as follows:

Renting private homes to visitors on a short-term basis presents the potential for disruption of the tranquility of our city's residential communities if such rentals are too great in number or insufficiently regulated. Our city's residents deserve to have the residential character of their neighborhoods preserved. Guests at short-term rentals have caused disturbances to residents and visitors in our residential neighborhoods. The purpose of the Big Bear Lake United to Limit Short-Term Rentals Initiative is to comprehensively regulate the rental of private homes to short-term visitors in residential neighborhoods, with the goal of balancing visitor and resident needs.

**Signed:**

  
\_\_\_\_\_  
Paul J. Sokoloff

  
\_\_\_\_\_  
James E. Hart

  
\_\_\_\_\_  
Shelley Renee Black

SIGNED STATEMENT OF PROPONENT

(Elec. Code, § 9608)

I, Paul J. Sokoloff, acknowledge that it is a misdemeanor under state law (section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

A black rectangular box redacting the signature of the proponent.

Signature of Proponent

Dated this 23 day of December, 2021.

SIGNED STATEMENT OF PROPONENT

(Elec. Code, § 9608)

I, James E. Hart, acknowledge that it is a misdemeanor under state law (section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

A solid black rectangular box redacting the signature of the proponent.

Signature of Proponent

Dated this 21 day of December, 2021.

SIGNED STATEMENT OF PROPONENT

(Elec. Code, § 9608)

I, Shelley Renee Black, acknowledge that it is a misdemeanor under state law (section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

A large black rectangular redaction box covers the signature of the proponent. A horizontal line extends from the right side of the box.


Signature of Proponent

Dated this 23 day of December, 2021.

AUTHORIZATION FOR COUNSEL TO HANDLE PETITION FILING

(Elec. Code, § 9210)

I, Paul J. Sokoloff, as a proponent of the Big Bear Lake United to Limit Short-Term Rentals Initiative (the "Initiative"), hereby authorize my legal counsel, Beverly Grossman Palmer of Strumwasser & Woocher LLP, to handle the filing of the Initiative for title and summary, filing of the Initiative petition, and any other actions and/or correspondence with your office, or any other elections officials, relating to the Initiative.

  
\_\_\_\_\_  
Signature of Proponent

Dated this 23 day of December, 2021.

AUTHORIZATION FOR COUNSEL TO HANDLE PETITION FILING

(Elec. Code, § 9210)

I, James E. Hart, as a proponent of the Big Bear Lake United to Limit Short-Term Rentals Initiative (the "Initiative"), hereby authorize my legal counsel, Beverly Grossman Palmer of Strumwasser & Woocher LLP, to handle the filing of the Initiative for title and summary, filing of the Initiative petition, and any other actions and/or correspondence with your office, or any other elections officials, relating to the Initiative.

A black rectangular redaction box covering the signature of the proponent.

Signature of Proponent

Dated this 24 day of December, 2021.

AUTHORIZATION FOR COUNSEL TO HANDLE PETITION FILING

(Elec. Code, § 9210)

I, Shelley Renee Black, as a proponent of the Big Bear Lake United to Limit Short-Term Rentals Initiative (the "Initiative"), hereby authorize my legal counsel, Beverly Grossman Palmer of Strumwasser & Woocher LLP, to handle the filing of the Initiative for title and summary, filing of the Initiative petition, and any other actions and/or correspondence with your office, or any other elections officials, relating to the Initiative.

A large black rectangular redaction box covers the signature of the proponent. A blue ink mark, possibly a checkmark or initials, is visible just below the redaction.

Signature of Proponent

Dated this 23 day of December, 2021.